

Berumen, Therese C

Against

From: Dahlke, Michelle
Sent: Monday, December 17, 2018 10:54 AM
To: Berumen, Therese C
Subject: FW: Rezoning in Pine

-----Original Message-----

From: Lisa Geiger [mailto:astitchinpineaz@gmail.com]

Sent: Saturday, December 15, 2018 8:10 AM

To: Dahlke, Michelle

Subject: Rezoning in Pine

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

I am totally against the rezoning of the property currently occupied by Pine Ice and the Chevron gas station.

I live at the end of Pine Creek Drive. The traffic at the intersection of Route 87 and Pine Creek is bad enough without the requested rezoning. To bring more trucks into that area would be hazardous.

Additionally, Pine is a lovely small town. The appeal is the small shops and local small businesses that line Route 87. We do not need more trucks, light and noise pollution, and big business. People come here to escape these things in the city. We need to keep Pine as an escape from city life. We do not need big businesses expansion.

As a concerned resident of Pine, I am asking you not to grant the rezoning request.

Thank you.

Jean L McKelvy

5840 E Arroyo Way

Pine, AS. 85544

Berumen, Therese C

Against

From: Dahlke, Michelle
Sent: Monday, December 17, 2018 10:54 AM
To: Berumen, Therese C
Subject: FW: Rezoning of Pine Ice Market and Gas station

From: Sonya Vance [mailto:elderlycareoptions@gmail.com]
Sent: Saturday, December 15, 2018 8:56 PM
To: Dahlke, Michelle
Subject: Rezoning of Pine Ice Market and Gas station

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

It has come to our attention that the owners of the Pine Ice, Market, and Chevron Gas Station have purchased the property adjacent and wish to rezone a residential property to one for commercial use. We, as homeowners in Pine, do not believe this would be in the best interest of the Pine community due to increased noise, light, and traffic. It would be detrimental to other adjacent businesses as well. Thank you.

James and Sonya Vance
Lots 177 and 178, Portal III

Berumen, Therese C

Against

From: Dahlke, Michelle
Sent: Monday, December 17, 2018 10:54 AM
To: Berumen, Therese C
Subject: FW: Rezoning in Pine

From: Barb Leeuw [mailto:bkleeuw@gmail.com]

Sent: Saturday, December 15, 2018 10:04 AM

To: Dahlke, Michelle

Subject: Rezoning in Pine

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

I have a concern about the possible rezoning of the land by Pine Ice/Chevron station. The drives in and out of the current businesses onto 87 are very near the intersection of Pine Creek Road and in that same area 87 has hills and curves. The increased traffic in and out of Pine Ice would greatly increase the danger near this intersection especially with big, slow trucks pulling in or out.

I also don't think it is fair to current owners of the nearby parcels to change the zoning to such a large degree. If it is was to a different type of residential zoning that could be acceptable but to change it to a commercial zoning is too drastic. We are a community for residential, vacation, and retirement not for commercial businesses and this would disrupt our peace and quiet.

Thank you,
Barb Leeuw

For

Berumen, Therese C

From: Buzan, Scott
Sent: Monday, December 17, 2018 10:30 AM
To: Dahlke, Michelle
Cc: Berumen, Therese C; Buzan, Scott
Subject: FW: Pine Ice Rezoning

FYI

I'll respond to Darwin.

SCOTT BUZAN

*Director
Gila County Community Development
608 E. Highway 260
Payson, AZ 85541
928-474-7199
sbuzan@gilacountyaz.gov*

From: Darwin Huber <knobhill1296@gmail.com>
Sent: Saturday, December 15, 2018 6:36 PM
To: Buzan, Scott <sbuzan@gilacountyaz.gov>
Subject: Pine Ice Rezoning

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Hi Scott:

Hope all is well.

Here are my thoughts on the Pine Ice rezoning.

County Staff are recommending the C2 rezoning request for both parcels One and Two, with conditions – that include the following:

- Any change of use for either parcel must be approved
- Any lighting installed on parcel two shall be to the level necessary to provide for safety and security, and such lighting shall be hooded and directed away from adjacent properties.
- A 6' opaque fence shall be installed along the western and southern boundary of parcel two.

- The moving of vehicles or equipment to and from parcel one and parcel two shall only be done within the hours of 6 AM and 11 PM.
- No vehicles shall be left to idle or refrigeration units left to run while located on parcel two.

One could argue going from R1 to C2 on parcel two is a large leap. But the parcel is land locked and only accessible from Pine Ice.

The way I view this is yes it is an expansion, but one with respect to the overall footprint of the Pine Ice property, and not one of operational expansion.

As stated they want to move trucks and equipment, and employee parking, onto parcel two. This would get the unsightly trucks/equipment, and traffic congestion, off of 87.

Concerning code enforcement, The compliant on the gas station sign being on after 11 PM, has a requirement for closure of installing a timer where sign shuts off at 11 PM.

With respect to the visioning document, it acknowledges 87 being a multi-use corridor consisting of RT, C2 and C3 zoning.

I see in the end Pine Ice maintaining their operational capability, while cleaning up the congestion and appearance on parcel one.

Plus, the County has placed restrictions with respect to noise and light pollution.

It will create a better appearance when coming into Pine from the north.

My only remaining concerns are having trucks idling and refrigeration units running on parcel one. There needs to be the same 11 PM shut off.

This should also apply to the noise from the ice making plant.

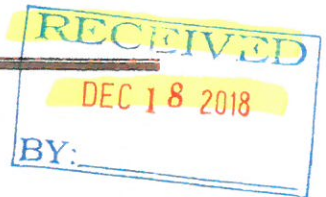
Darwin

15 Dec 18

Robert E. Langley, Jr.

November 16, 2018

Against



Ms. Tommie Martin
Board of Supervisors
Gila County
610 E. Hwy 260
Payson, AZ 85541

Mr. Scott Buzan
Community Development
Gila County
610 E. Hwy 260
Payson, AZ 85541

Ms. Michelle Dahlke
Gila County
610 E. Hwy 260
Payson, AZ 85541

Ms. Therese Berumen
Gila County
610 E. Hwy 260
Payson, AZ 85541

Dear County Officials,

We need some assistance. My wife and I are friends of Bob Gleason and Patrick Moore, owners of the Bee Line Bed and Breakfast. These two entrepreneurs have taken a piece of property on AZ 87 and transformed it into a first class business, one of which the Pine Community is proud.

Recently the owner of Uncle Tom's Chevron purchased a property, parcel 301-14-008J (a map is attached for your ease in understanding). The property is zoned "TR" (transitional residence). That zoning makes complete sense because two residences are located on the adjoining properties: a single family residence located on parcel 301-12-009G (owned by the Randall family) and another residence owned by Bob Gleason and Patrick Moore, parcel 301-14-008G. They live in a single story residence located behind the bed and breakfast. Both residences are marked on attached map.

As we understand the situation, the owners of parcel 301-14-008J are asking to change the zoning to a commercial status. Their parcel is less than 100' from a residence. We feel that changing that zoning would allow the placement a commercial operation less than 100' from a residence. Isn't that why the county has a "TR" zoning - to buffer commercial operations from residential areas. The "TR" zoning in this case seems an obvious protection for these residences.

We know that Uncle Tom's Chevron and Pine Ice haven't been the best of neighbors - with both noise (refrigeration trucks running and ice pounding 24 hours a day) and light pollution (bright signage during all nighttime hours) complaints dating back to 2006. We are afraid that if parcel 301-12-008J is changed to commercial these infractions may become "legal" under the commercial zoning. If that is the case, Bob Gleason and Patrick Moore may see their quality of life diminished and their business ruined. Who would want to stay next to manufacturing plant or refrigeration trucks running 24 hours a day and with light pouring in bedroom windows?

Thank you for your understanding and consideration in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Bob Langley".

Robert (Bob) E. Langley, Jr.

4331 Turquoise Circle • P. O. Box 1630 • Pine, AZ 85544-1630

Page 1



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Owner: RANDALL PEGGY MAY TRUSTEE
RANDALL PEGGY MAY FAMILY TRUST

Residence

301-12-009S



301-14-008J

Bed &
Breakfast

301-14-008G

Residence